

FOR SALE



College Court, Steven Way, Ripon, HG4 2TJ

MARTIN&CO



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Asking Price Of £165,000

- Situated within The Old College development
- Walking distance to Ripon City Centre
- Offered for sale with no onwards chain
- Allocated parking space for one car
- Two double bedrooms
- Lift access
- Communal gardens
- Open plan living kitchen
- Juliet balcony



Now offered to the sales market with no onwards chain this fantastic, two double bedroom apartment would be ideal for those looking to buy their first home as well as those looking to downsize.

Situated within College Court South, forming part of the prestigious Old College development. This sought after development is set within extensive grounds conveniently located just a few moments from Ripon's vibrant city centre. With a thriving marketplace and a magnificent cathedral, this busy little city has much to offer. Including many eclectic and specialist shops, independent cafes, pubs, and restaurants.

Arriving at College Court South you are greeted by well-maintained communal areas gaining entry via secure entry system, with lift and stair access to the first floor.

The apartment itself has been decorated neutrally throughout and briefly comprises.

Spacious hallway with the addition of a useful built in storage cupboard.

At the heart of the property is the light and airy open plan living room offering both living & dining space. Benefitting from two Juliet balconies offering pleasant views over the communal gardens.

The kitchen itself has a range of wall and base units, integrated fridge freezer, hob, built in oven, integrated dishwasher & integrated washer dryer.

The main bedroom has ample room for a king size bed and further views across the development.

The house bathroom has been fitted with a three-piece suite, with shower over bath, WC, basin heated towel rail and handy storage cupboard.

The second double bedroom completes the apartment.

Externally you will find well maintained communal gardens, as well as an allocated parking space. Please note that commercial vehicles are prohibited from using the parking space.

We have been advised that the property is of leasehold tenure. There are 104 years remaining of a 125-year lease granted in January 2004.

We understand that there are no restrictions regarding long term lettings. However, there are no holiday lets permitted.

Estimated rental income: £875.00PCM
Rental yield: 6.18% Gross, 5.29% Net

There is an annual service charge of: £1273.00
Annual ground rent of: £200.00

There is scope for pets to be permitted at the property, subject to the management company's permission.

The property is connected to mains electricity, water and sewerage systems. There is no gas to the property.

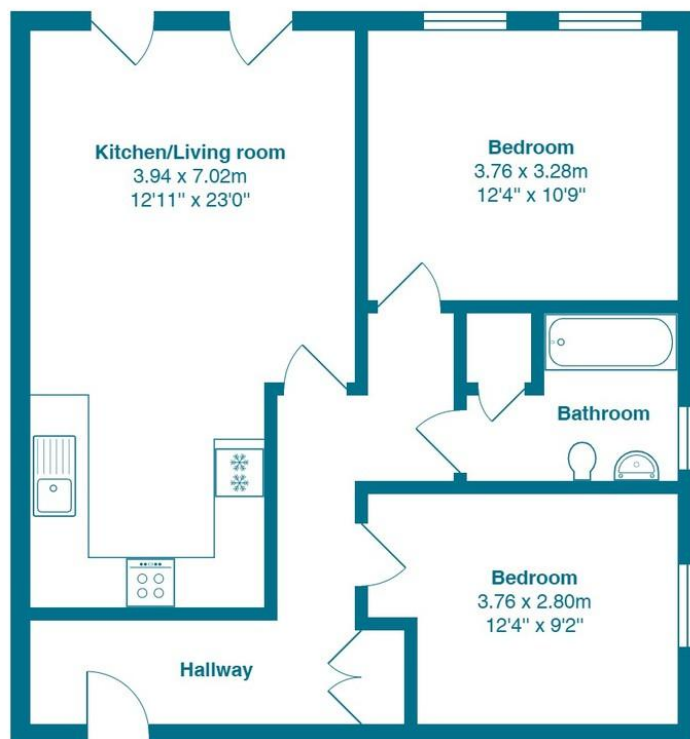
Council tax: Band B

Broadband availability: fibre to cabinet with estimated speeds up to 76 Mbps

Mobile phone coverage: Limited coverage from O2, EE, Three & Vodafone

TV/Satellite availability: BT & SKY





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Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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